

SSB 5536 - S AMD 74
By Senator Winsley

1 Strike everything after the enacting clause and insert the
2 following:

3 "NEW SECTION. **Sec. 1.** (1) The legislature finds, declares, and
4 determines that:

5 (a) Washington's cities and counties under the growth management
6 act are required to encourage urban growth in urban growth areas at
7 densities that accommodate twenty-year growth projections;

8 (b) One of the growth management act's planning goals is to
9 encourage the availability of affordable housing for all residents of
10 the state and promote a variety of housing types;

11 (c) Condominium construction needs to be encouraged to achieve
12 growth management act mandated urban densities and ensure that
13 residents of the state, particularly in urban growth areas, have a
14 broad range of ownership choices;

15 (d) Ambiguity in the condominium act has led to legal actions and
16 threats of legal action that allege defects and deviations in
17 construction that have no effect on the structure, safety, or
18 marketability of condominiums; and

19 (e) The result of these legal challenges is that many home builders
20 may not obtain affordable insurance to build condominiums and this may
21 be causing condominium construction to decline thereby reducing rather
22 than expanding home ownership opportunities for the residents of
23 Washington state.

24 (2) It is the intent of the legislature that a senate judiciary
25 condominium task force study this matter with the goal of improving and
26 clarifying procedures for resolving claims relating to condominium
27 construction to help ensure that both a broad range of home ownership
28 opportunities continue to be available to the residents of the state

1 and that cities and counties can achieve density mandates of the growth
2 management act.

3 NEW SECTION. **Sec. 2.** (1) A senate judiciary condominium task
4 force is established. The task force will consist of fourteen members,
5 as follows:

6 (a) One member from each of the two largest caucuses of the senate,
7 appointed by the president of the senate;

8 (b) One member appointed by the Washington land title association;

9 (c) One member appointed by the Washington mortgage broker's
10 association;

11 (d) One member appointed by the Washington association of realtors;

12 (e) One member appointed by the master builders association;

13 (f) One member of the building industry association of Washington;

14 (g) One member appointed by the condominium alliance;

15 (h) One member appointed by the 1000 friends of Washington;

16 (i) One member appointed by the Washington public interest research
17 group;

18 (j) One member appointed by the Washington homeowner's coalition;

19 (k) One member appointed by the Washington state bar association;

20 (l) One member appointed by the Washington association of county
21 officials; and

22 (m) One member appointed by Washington state community associations
23 institute.

24 (2) The task force shall choose its chair from among its
25 membership.

26 (3) The task force, where feasible, may consult with other
27 individuals from the public and private sector.

28 (4) The issues addressed by the task force shall include the
29 following:

30 (a) Whether changes need to be made to the condominium act to
31 encourage urban growth;

32 (b) Whether ambiguities in the condominium act are creating an
33 impediment to additional condominium construction;

34 (c) Whether affordable insurance is available for condominium
35 builders and appropriate actions the state can take to make insurance
36 more affordable; and

37 (d) Any other issues deemed appropriate by the task force.

- 1 (5) The task force shall use staff from senate committee services.
2 (6) The task force shall report its findings and recommendations to
3 the legislature by December 31, 2003.
4 (7) This section expires July 1, 2004."

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5 On page 1, line 1 of the title, after "condominiums;" strike the
6 remainder of the title and insert "creating new sections; and providing
7 an expiration date."

EFFECT: A senate judiciary condominium task force is created.

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